

STAYTON PLANNING COMMISSION
MEETING MINUTES
August 29, 2011

COMMISSIONERS: Ralph Lewis – Chairperson
Ellen Nunez – Vice-Chairperson
Carl Sampson
Doug Cudahey
Rich Hatfield
Michelle Wonderling

STAFF MEMBERS: Dan Fleishman, Planning & Development Director
Jennifer Lunsford, Permit Clerk

OTHERS PRESENT: Jim Wampler and Susan Horvat

1. CALL TO ORDER: Chair Lewis opened the meeting at 7:00 pm.

2. APPROVAL OF MINUTES:

- a. Cudahey moved and Hatfield seconded that the minutes of June 27, 2011, be approved as presented. The motion was approved unanimously.
- b. Hatfield moved and Nunez seconded that the minutes of July 25, 2011, be approved as corrected. The motion was approved unanimously.

3. LAND USE FILE #4-06/10 Review of Revised Detailed Development Plan for Master Planned Development, Application of Susan Horvat at 400 to 600 Block of E Florence Street

Fleishman reviewed the revisions that were submitted for this land use file. The Planning Commission's Order of approval required submission of a revised detailed development plan no later than August 15. Fleishman stated what those five changes were.

- 1. The location of the Natural Resources Overlay District shall be identified on Sheets 1, 3, and 4.
- 2. The ownership of the open space shall be shown as determined by the City Council.
- 3. The water easement between lots 29 and 30 shall be moved so it is located on only one of the lots and shall be widened to 15 feet.
- 4. The Street Improvement Plan shall show the 8-inch pervious concrete pavement section over 12-inches drain rock storage layer with the appropriate rock size and design void ratio in accordance with the storm drainage report.
- 5. The alley behind Lots 48-54 shall be revised to provide through vehicular connection to Lot 55. If during the site plan review procedure for the multifamily buildings on Lot 55 the Decision Authority determines that the required minimum number of parking spaces can not be provided with a through connection from the alley, then the alley may be closed to through traffic.

Lewis asked the Planning Commission to begin deliberation. Lewis asked for clarification on the alleyway. Sampson asked what the final outcome would be regarding Tract A and Lot 17. Fleishman explained that the City purchased Lot 17 which allows the City to be a subdivider. When the final platt is recorded, Tract A, B and C will be dedicated to the City, per the decision of the City Council.

Wonderling made a motion to approve the revised detailed development plan as submitted. Cudahey seconded with all in favor.

4. Other Business

Fleishman stated that no applications were submitted for the September meeting. There will be no meeting in September.

7. ADJOURN

The meeting was adjourned at 7:15 p.m.

Ralph Lewis,
Planning Commission Chairperson

Date

ATTEST

Dan Fleishman,
City Planner

Date